



P.O. Box 352 • 150 S. Bridge St. • Markesan, WI 53946 • P: (920) 398-3031 • F: (920) 398-3991

PUBLIC PROPERTY & HEALTH COMMITTEE

Markesan City Hall

January 7, 2020

Immediately Following Streets, Buildings & Utilities Meeting

AGENDA

Call to Order

Roll Call

Citizen's Comments

Public Works Report

- Recycling Center Attendant

Old Business

- Discussion and Action on 410 S. Bridge Street Maintenance Plan

New Business

- Discussion and Action on Kohn Bench for Old Cemetery
- Discussion and Action on Inspection Report for 650 North Margaret Street Property from Mike Parrot of General Engineering

Adjournment

A quorum of the Markesan Common Council may be in attendance at this meeting to gather information about a subject over which they have decision making responsibility. Under Wisconsin Open Meeting Law, this may constitute a meeting of the Common Council pursuant to the Badtke Decision, however, the Council will not take action at this meeting.

Any person requiring special assistance to participate in this meeting should contact the Clerk-Treasurer at 398-3031 at least 24 hours prior to the meeting so appropriate accommodations can be made.

Posted: Horicon Bank City Hall
ERGO Bank Post Office
www.markesanwi.gov

Dated January 6, 2020
Elizabeth Amend, Clerk-Treasurer



Betsy Amend <bamend@markesanwi.gov>

Wilsnack Inspection

1 message

Mike Parrott <mparrott@generalengineering.net>


Tue, Dec 10, 2019 at 11:44 AM

To: "Betsy Amend (bamend@markesanwi.gov)" <bamend@markesanwi.gov>

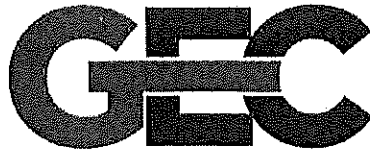
Good Morning Betsy,

Attached are copies of the letters being sent out to both Connie and Miriam Wilsnack via certified mail. The letters are pretty straight forward and I also included a copy of the ordinance pertaining to the inspection. If you have any questions or concerns please feel free to contact me. Thanks.

Sincerely,
Michael E. Parrott
Buildings & Inspections | General Engineering Company
916 Silver Lake Drive | PO Box 340 | Portage, WI 53901
P 608-742-2169 | F 608-742-2592 | C 608-697-8178
mparrott@generalengineering.net<mailto:mparrott@generalengineering.net>
www.generalengineering.net<http://www.generalengineering.net>

2 attachments **Connie Wilsnack - Inspection Notice.pdf**
96K **Miriam Wilsnack - Inspection Notice.pdf**
96K

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



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608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

December 10, 2019

Connie Wilsnack
N1612 Goose Pond Road
Arlington, WI 53911

Re: 650 N. Margaret Street, Markesan, WI. (Tax I.D. #251-00406-0000)

Dear Ms. Wilsnack:

I am contacting you in the capacity of Building Inspector, on behalf of the City of Markesan, regarding the above described property and the condition of accessory structures located thereon.

As you are aware an inspection of the accessory structures located on said property was performed on June 28, 2018. Subsequently, a report dated July 18, 2018 found the condition of the accessory structures to be substandard and non-conforming with regards to the minimum standards as established by the provisions of the City of Markesan Ordinances **Chapter 273 Property Maintenance**. City officials have recently expressed continued concerns of the deteriorated condition of the remaining accessory structures.

To that end, as allowed by Section 273-6 (please see attached copy), I shall be performing an exterior inspection of the accessory structures located at 650 N. Margaret Street, Markesan, WI on December 18, 2019 at 10:00 a.m. You are encouraged to attend the inspection, but please be aware that your presence is not required.

If you should have any questions, please feel to contact me at the General Engineering Office (608-742-2169) or on my cell phone (608-697-8178). I may also be reached via email at mparrott@generalengineering.net.

Sincerely,

GENERAL ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read 'Michael E. Parrott', is written over a faint, stylized background graphic that resembles a signature or a set of initials.

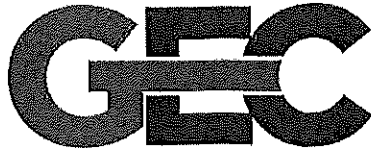
Michael E. Parrott
General Engineering
Buildings/Inspections
MEP/Ilf



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gec@generalengineering.net
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December 10, 2019

Miriam Wilsnack
512 E. Thornhill Lane
Palatine, IL 60074

Re: 650 N. Margaret Street, Markesan, WI. (Tax I.D. #251-00406-0000)

Dear Ms. Wilsnack:

I am contacting you in the capacity of Building Inspector, on behalf of the City of Markesan, regarding the above described property and the condition of accessory structures located thereon.

As you are aware an inspection of the accessory structures located on said property was performed on June 28, 2018. Subsequently, a report dated July 18, 2018 found the condition of the accessory structures to be substandard and non-conforming with regards to the minimum standards as established by the provisions of the City of Markesan Ordinances **Chapter 273 Property Maintenance**. City officials have recently expressed continued concerns of the deteriorated condition of the remaining accessory structures.

To that end, as allowed by Section 273-6 (please see attached copy), I shall be performing an exterior inspection of the accessory structures located at 650 N. Margaret Street, Markesan, WI on December 18, 2019 at 10:00 a.m. You are encouraged to attend the inspection, but please be aware that your presence is not required.

If you should have any questions, please feel to contact me at the General Engineering Office (608-742-2169) or on my cell phone (608-697-8178). I may also be reached via email at mparrott@generalengineering.net.

Sincerely,

GENERAL ENGINEERING COMPANY

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Michael E. Parrott
General Engineering
Buildings/Inspections
MEP/If



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Betsy Amend <bamend@markesanwi.gov>

Itr from General Engineering

1 message

Connie Wilsnack <wilsnackc@yahoo.com>
To: Betsy Amend <bamend@markesanwi.gov>

Tue, Dec 17, 2019 at 11:46 PM

I have not been able to get to the PO after a notice received Sunday re a Itr I was to sign for. They are only open a small window of time and Sat is the only time I can make unless a break time at school. My sister signed for a Itr and said GE was coming to inspect buildings at 10am Wed Dec 18th.

They do not have my permission to be on the property at 650 N Margaret St and this is trespassing if the city employees or GE is there.

I cannot be there on Dec 18th.

I could be there Dec 21-31 if given enough time to get from wherever I need to leave from. Please convey this to GE before 10am.

Connie Wilsnack



Betsy Amend <bamend@markesanwi.gov>

650 N Margaret St, Markesan - Inspection

1 message

Mike Parrott <mparrott@generalengineering.net>

Wed, Dec 18, 2019 at 10:09 AM

To: "wilsnackc@yahoo.com" <wilsnackc@yahoo.com>

Cc: "Betsy Amend (bamend@markesanwi.gov)" <bamend@markesanwi.gov>

Good Morning Connie,

I received your email regarding the inspection of the buildings and grounds located at 650 N. Margaret St, Markesan, WI. Per your request, I will not be performing the inspection today.

I respectfully request your permission to perform the inspection next week. I am available both Monday December 23rd or Tuesday December 24th. I propose an inspection time of 10 a. m. either morning which should accommodate your necessary travel time. I am also available for an afternoon inspection on Monday the 23rd at either 1p.m. or 2p.m. I do not anticipate the inspection to take more than an hour. Please let me know availability as soon as possible, so I may put the inspection on my schedule.

The Village is aware of your request for a different inspection date and I will keep them updated as we move forward. Thank you in advance for your cooperation and I look forward to working toward a resolution in this matter.

Sincerely,

Michael E. Parrott

Buildings & Inspections | General Engineering Company

916 Silver Lake Drive | PO Box 340 | Portage, WI 53901

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mparrott@generalengineering.net<mailto:mparrott@generalengineering.net>

www.generalengineering.net<http://www.generalengineering.net>

 **winmail.dat**
13K

City of Markesan, WI
Wednesday, December 18, 2019

Chapter 273. Property Maintenance

§ 273-6. Inspection by Building Inspector.

[Amended 4-14-2015 by Ord. No. 233]

The Building Inspector or his designated representative is authorized and, upon receipt of complaint, shall make exterior inspections to determine whether the buildings, structures and premises located within this City conform to the requirements of this chapter. For the purpose of making exterior inspections, the Inspector is authorized to enter, examine and survey, at all reasonable times, the exterior portions of all buildings, structures or premises. Every owner or occupant shall give the Inspector free access to any said premises. The Inspector or his delegated representative, having probable cause to believe a violation of this chapter exists, shall have authority to enter any of such premises after written notice has been given to the owner, occupant or his agent. If, after such notice is given, access is denied to the Building Inspector, he may apply to the Lakeside Municipal Court for a special inspection warrant.



Betsy Amend <bamend@markesanwi.gov>

Wilsnack Condition Assessment

1 message

Mike Parrott <mparrott@generalengineering.net>

Fri, Dec 27, 2019 at 11:23 AM

To: "Betsy Amend (bamend@markesanwi.gov)" <bamend@markesanwi.gov>

Hi Betsy,

I met with Connie Wilsnack this past Monday afternoon at her property in Markesan. Attached is my report. You will note that all but one small building has been downgraded from Fair to Poor condition overall. All buildings remain raze eligible as no repairs or improvements to the buildings was observed. Additionally, you will also note that 3 buildings were observed to have structural deficiencies and/or were deteriorated to the extent that I consider them to be unsafe at this time. Please review the information and let me know if you have any questions. Thank you.

Sincerely,

Michael E. Parrott

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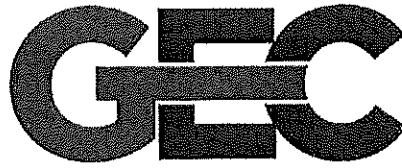
Old Inspection Summary

Plans for Buildings at 650 North Margaret Street, Markesan WI

Bldg No.	Type of Structure	Condition*	Owner's Overall Plans	Proposed Timing
1	Garage	Fair	Roof, replace windows, replace damaged siding, paint	Nov 2018/ Spring 2019
2	Pole Shed	Fair	No plans to add doors, feels painting is a lower priority, no plan to fix roof	2020
3	Granary	Fair	Will ask renters to fix post ASAP, missing sliding will be replaced, does not wish to paint it	Fix Post ASAP, no other plans
4	Shed	Dangerous, unsafe and unfit for human use, recommended immediate razing	Will be taken down RAZED 8-7-19	This fall
5	Hog House	Fair	Will make repairs	Determine plan in 2019, correct in 2021
6	Barn	Fair - structural column has been removed and need attention	Will ask renter to replace missing support beam, roof repair, siding to be painted or replaced with steel as funds allow	No date on beam, roof patch in 2019, possible roof replacement in 2020, Siding - no timing provided
7	Feed Room	Fair	Attached to barn so will be repaired in same manner	See Building 6 plan
8	Part of Barn	Fair	Siding to be replaced, painted or sided with steel when barn is painted or sided (as funds allow)	Siding 2019 Paint or Sided with Barn
9	White Barn	Fair - noted that main support beam has become rotted and structure is sagging	Will replace support beam, missing siding, foundation, and paint	Beam - fall 2018 Missing siding 2019 Foundation 2019 Paint 2020
10	Chicken Coup	Dangerous, unsafe and unfit for human use, recommended immediate razing	Will take down RAZED 8-7-19	this fall
11	Lean-to Structure	Fair	Being used for storage, will repair so doors and windows are secure	Repair 2019

* Per General Engineering Report , July 2018

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gec@generalengineering.net
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December 27, 2019

City of Markesan
150 S. Bridge St.
PO Box 352
Markesan, WI 53946

Re: Condition Assessment: 650 N. Margaret Street, Markesan, WI. Tax I.D. #251-00406-0000

1.0 BACKGROUND AND GENERAL INFORMATION

- 1.1 At the request of the City of Markesan a non-destructive, visual inspection of eleven (11) accessory structures associated with the physical property address 650 N. Margaret Street, Markesan, WI was performed on June 28, 2018. A written report dated July 18, 2018 detailing the findings of said inspection was provided to the City and the owners of said property.
- 1.2 At the time of the July 18, 2018 report, all eleven accessory structures were found to be in violation of the City of Markesan Code of Ordinances regarding Chapters 273 and 252. All eleven structures were also found to have met the criteria as set forth by Wis. Stat. s. 66.0143(1)(c) to be eligible for being razed.
- 1.3 On December 23, 2019 a follow-up inspection of the aforementioned accessory structures was performed. The purpose of said inspection was to assess the current condition of the structures and determine what, if any, actions may have been taken to bring the buildings into compliance with the City of Markesan Code of Ordinances since the last inspection.
- 1.4 The following defined terms are used to describe the condition of the components and systems reviewed:
 - Satisfactory** – Performing its intended function with no major defects noted.
 - Serviceable** – Performing its intended function, but has visible defects or is aging. Minor to moderate repairs will be required.
 - Fair** – Barely performing its intended function and has visible defects or is aging and will require moderate to major repairs in the short term.
 - Poor** – Not properly performing its intended function; at or beyond its useful life. Component requires major repair or replacement.
- 1.5 The inspection was performed by Michael E. Parrott of General Engineering Company in the company of Ms. Connie Wilsnack, trustee of the Leonard & Isabelle Wilsnack Living Trust.
- 1.6 The weather at the time of the inspection was mostly sunny with temperatures of approximately 40-50 degrees.



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2.0 INSPECTION

For purposes of clarity an aerial photo has been provided denoting the eleven (11) buildings inspected. This is the same photo included in the 2018 report.

2.1 Building #1

2.1.1 Building #1 is a detached garage which was previously found to be in only Fair Condition.

2.1.2 No improvements were observed to have been completed since the 2018 inspection. The building as a whole has continued to deteriorate. The roof sustained the most notable deterioration with significant shingle loss. Multiple holes were observed to have developed in the roof as well.

2.1.3 The observed condition of Building #1 has been downgraded to Poor Condition.

2.2 Building #2

2.2.1 The construction type of Building #2 is commonly referred to as a pole shed.

2.2.2 No improvements were observed to have been completed since the 2018 inspection. The building as a whole has continued to deteriorate.

2.2.3 Since the last inspection, structural damage to two (2) roof trusses has occurred. These trusses are located at the SE corner of the building. Damage appears to have occurred while loading large square bales of hay into the building.

2.2.4 As a result of the structural damage, the condition of Building #2 has been downgraded from Fair to Poor Condition overall.

2.3 Building #3

2.3.1 Building #3 is a wooden framed building with an open lean-to. The structure is clad in wooden lap style siding, and a combination of wooden shake shingles and standing seam steel roofing.

2.3.2 No improvements were observed to have been completed since the 2018 inspection. The building as a whole has continued to deteriorate.

2.3.3 As a result of the continued deterioration Building #3 has been downgraded from Fair to Poor overall condition.

2.4 Building #4

2.4.1 Building #4 has been razed and therefore no longer exists.

2.5 Building #5

2.5.1 Building #5 is composed of a wooden framed roof structure positioned on concrete block walls. The wooden framed gable end walls are clad in vertical wood siding. The roof is clad in asphalt shingles.

- 2.5.2 No improvements were observed to have been completed since the 2018 inspection and the building was observed to have continued to deteriorate.
- 2.5.3 Significant shingle loss has resulted in an actively leaking roof which has consequently resulted in rotting of not only roof framing members, but it has compromised loft floor support beams. Additionally, advanced foundational issues were observed at the south end of Building #5.
- 2.5.4 The condition of Building #5 has been downgraded from Fair to Poor Condition overall. The building was found to be old, dilapidated and out repair so as to be dangerous, unsafe and unfit for human use.

2.6 Building #6

- 2.6.1 Building #6 is a traditionally framed post and beam style wooden barn clad in vertical wooden siding and an asphalt shingled roof. The foundation of said structure is primarily a stone masonry type.
- 2.6.2 No improvements were observed to have been completed since the 2018 inspection and the building was observed to have continued to deteriorate.
- 2.6.3 At the time of the last inspection, cattle occupied the lowest level of the barn and as such I was unable to access that area. Upon re-inspection I was able to access the lower area and as such was able to better evaluate the structure.
- 2.6.4 In the 2018 report I called attention to a structural column which appeared to have been removed from the lower area. Upon re-inspection I was able to determine that in fact a wooden support column has been removed. I was also able to determine that this column not only supported the loft area directly above it, but it also supported a portion of the roof load. In light of the evidence, I consider the missing support column to be a significant structural deficiency which has a high potential to lead to at least a partial collapse of the building.
- 2.6.5 In addition to the structural ramifications of the removed support column, I observed other structural members to have been compromised by various means including but not limited to damage from machinery and repeated water infiltration resulting in rot.
- 2.6.6 In light of the newly observed structural deficiencies and continued deterioration of the roof and building as a whole, I have downgraded the condition of Building #6 from Fair to Poor Condition overall. Furthermore, due to the aforementioned structural deficiencies the building is to be considered to be so out repair as to be dangerous, unsafe and unfit for human use.

2.7 Building #7 & Building #8

- 2.7.1 Building #7 is a wooden framed structure positioned on a concrete block masonry foundation. The building is clad in vertical wooden siding and asphalt shingles.
- 2.7.2 Building #8 is a wooden framed structure positioned on a stone and concrete block masonry foundation. The building is clad in horizontal wooden lap siding and steel standing seam roofing.

- 2.7.3 No improvements were observed to have been completed to either building since the inspection of 2018 and the buildings were observed to have continued to deteriorate.
- 2.7.4 The increased deterioration of buildings #7 and #8 combined with the fact that they are joined to the structurally compromised Building #6 has resulted in a downgrade of each building from Fair to Poor condition overall.

2.9 Building #9

- 2.9.1 Building #9 is a wooden framed structure positioned on a cast-in-place concrete and concrete block masonry foundation. The building is clad in wooden siding and steel standing seam roofing.
- 2.9.2 No improvements were observed to have been completed to the building since the inspection of 2018 and the building was observed to have continued to deteriorate.
- 2.9.3 In addition to the general deterioration of the building as a whole, the main support beam and column assemblies for the West approximate half of Building #9 was observed to be significantly compromised. The wooden column and beam, which support both the loft and roof assemblies, were observed to be substantially rotted and to have been knocked out of position to the extent they are in danger of collapse. Should the column and beam collapse, it is likely the West half of the building will collapse.
- 2.9.4 Due to the newly observed structural deficiencies, Building #9 has been downgraded from Fair to Poor Condition overall. Furthermore, due to the aforementioned structural deficiencies the building is to be considered to be so out repair as to be dangerous, unsafe and unfit for human use.

2.10 Building #10

- 2.10.1 Building #10 has been razed and therefore no longer exists.

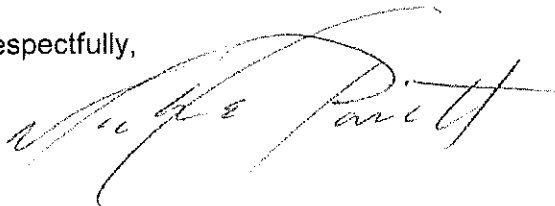
2.11 Building #11

- 2.11.1 Building #11 is a small metal clad, lean-to structure.
- 2.11.2 No improvements were observed to have been completed to the building since the 2018 inspection.
- 2.11.3 Holes were observed to be going under the perimeter of the building suggesting that animals are frequenting this area. Additionally, the door to the building was dilapidated leaving the building relatively unsecured.
- 2.11.4 I would categorize the building as being in only Fair condition.

3.0 SUMMARY AND CONCLUSIONS

- 3.1 After comparing the photographic evidence from the most recent inspection to that of the 2018 inspection it was observed that buildings #4 and #10 have been razed. It was also observed that none of the remaining nine building have been improved in any way, but instead the buildings were observed to currently be in a more advanced state of deterioration and disrepair.
- 3.2 Taking the above evidence into consideration combined with the July, 2018 cost analysis, it has been determined that all of the nine (9) remaining buildings continue to meet the criteria as set forth by Wis. Stat. s. 66.0143(1)(c) to be eligible for being razed.
- 3.3 In addition to meeting raze eligibility, Buildings #5, #6 and #9 have been observed to possess significant structural deficiencies. The nature of the deficiencies is such that the buildings shall be considered to be so out repair as to be dangerous, unsafe and unfit for human use.
- 3.4 As with the initial inspection, with the exception of Building #2, the buildings in question were observed to be unsecured for the most part. As such access to the buildings interiors can be managed with little effort via window and/or door openings. Additionally, per Connie Wilsnack, the home located on the property is not permanently occupied and therefore the property is largely unsupervised. In my professional opinion these factors, among others such as the contents stored within the structures, are likely to attract children and/or other persons who may be unable to appreciate the potential risks posed by the buildings and their contents. These factors make the buildings an "attractive nuisance". As such I recommend immediate measures be taken to secure the buildings.
- 3.6 The overall level of maintenance and condition of the buildings in question, both individually and as a whole, is not in keeping with the standards of the neighborhood. Therefore, it is my professional opinion that the buildings constitute a blighting factor for the adjoining property owners and/or represent an element leading to the progressive deterioration and downgrading of the neighborhood.
- 3.7 In conclusion the buildings were observed to be substandard as they do not conform to the minimum standards as established by the provisions of the City of Markesan Ordinances or by the Wisconsin Statutes or the Wisconsin Administrative Code.

Respectfully,



Michael E. Parrott
Buildings/Inspections
MEP/lf

PHOTOGRAPH APPENDIX

